

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, April 12, 2007

Regular Meeting

Members present: Steve Jansen, Kristine Beck, Gary Johnson, Fred Kobylinski, George Loumos, Jeff Seitz, Mark Soine. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:05 p.m.

- **Public Hearing – Proposed Ordinance to Amend Chapter 17 of the Code of Ordinances of the Village of Sturtevant Relating to Zoning – St. Bonaventure East Subdivision on 90th Street**

Public Hearing was called to order. See separate minutes for proceedings.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second George Loumos to accept the minutes from the Regular Meeting of the Planning Commission on March 8, 2007. All ayes. Motion carried.

- **Urban Trends Salon – 10351 Washington Avenue, Suite F: Conditional Use Permit**

There were no changes to the plans from the previous meeting. Hours are M-T 8-8; Fri 8-5, and Sat 8-3. There will be 20-25 part time and full time employees with a maximum of 12 at any given time. The signage was submitted along with information on how the common areas will be treated.

Terms and conditions for the conditional use were submitted for review. Although it was indicated the developer will be maintaining the common areas, it was felt the Village should have a method or channel to hold someone to that responsibility. Therefore, as part of the conditions for conditional use, the tenants will be responsible until such time that responsibility is shifted to the developer with a conditional use amendment.

Motion George Loumos, Second Kristine Beck to grant conditional use and sign approval to Urban Trends Salon at 10351 Washington Avenue with the terms & conditions as written except for a revision of hours of operation. All ayes. Motion carried.

- **Xylon of Wisconsin, Inc. - 10351 Washington Avenue, Suites D& E: Conditional Use Permit for Marble Slab Creamery & Subway Restaurant**

There were no changes to the plans from the previous meeting. Steve Ketterhagen, Partners in Design, requested a change to Item I in the terms and conditions submitted for review. He asked that each business be allowed two signs (one front and one back) for a total of four signs. There were no objections.

Motion Kristine Beck, Second George Loumos to grant conditional use sign approval to Xylon of Wisconsin, Inc. for the Subway restaurant and Marble Slab Creamery at 10351 Washington Avenue. Item I on the terms and conditions will be revised as requested. All ayes. Motion carried.

- **Gateway Technical College – 2320 Renaissance Blvd: Parking Lot Expansion - Conceptual / Preliminary Approval**

The Village Engineer was able to review the updated plans for the parking lot expansion. There were several items that still need to be addressed on the plans. These items were detailed in a letter addressed to Architectural Associates dated April 9, 2007. These revisions will need to be completed before the Village Engineer can sign off on the plans. Also, the terms and conditions for conditional use were also submitted by Mark Janiuk for review.

Motion Jeff Seitz, Second Gary Johnson to grant final approval to Gateway Technical College for the parking lot expansion in Renaissance Business Park contingent on the Village Engineer's signoff of the revised plans and receiving the Renaissance Review Board signoff for the project. All ayes. Motion carried.

- **Andrew Bukacek Construction – Renaissance Phase IV: NBC, LLC Conceptual / Preliminary Approval**

Plans were submitted for a multi-tenant building located on Lot 3 at the northwest corner of Washington Avenue and Renaissance Boulevard. The building will be 10,140 sq.ft. and will be able to house a maximum of eight service type retailer shops. The DRC has reviewed the plans and sent comments back to Andrew Bukacek via a letter dated April 11, 2007. The plans have received conditional approval from the Renaissance Review Board. A monument sign will be submitted for approval at a later date.

It was noted that the terms and conditions for conditional use will include that the Village will require each tenant to apply for a conditional use for their business and that the building owner will be responsible for maintaining the common areas of the property.

Motion George Loumos, Second Gary Johnson to grant conceptual and preliminary approval to NBC, LLC for the tenant building in Renaissance Phase IV. All ayes. Motion carried.

- **Andrew Bukacek Construction – Renaissance Phase IV: Grand Appliance Conceptual / Preliminary Approval**

Plans were submitted for a 10,000 sq.ft. building located on Lot 4 at the northwest corner of Washington Avenue and Renaissance Boulevard. The building will be a showroom for upscale appliances – there will be no warehousing at this location. The architecture will be four-sided and parking will consist of 44 spaces. Signage details were not shown, but it will be red letters with backlighting. It was noted that if the details were submitted with the final plans, there may be no need to return for that sign approval.

The DRC has reviewed the plans and sent comments back to Andrew Bukacek via a letter dated April 11, 2007. The plans have received conditional approval from the Renaissance Review Board.

Motion George Loumos, Second Gary Johnson to grant conceptual and preliminary approval to Andrew Bukacek Construction for the Grand Appliance building in Renaissance Phase IV. All ayes. Motion carried.

- **MLG – Road Extension Waiver / Johnson Farm location**

Andy Bruce of MLG came before the Plan Commission to discuss the future planned road extension through the Johnson farm property in the Renaissance Business Park. Mr. Bruce made a case for not going ahead with the extension, citing reasons which included limiting the development of the farm parcel, the upfront costs to put the road in place (property is not in the TIF), already having adequate access to the parcels without the extension in place and the cost to maintain an additional road in the business park if put in place.

Jeff Seitz pointed out that the cul-de-sac was configured for the road to eventually be pushed through. This would be for better traffic flow as more businesses are added at that end of the park and will be able to serve both the Johnson farm property and the farm property to the south. Rather than extending the road through the Johnson property, a solution may be to place the road between it and the property to the south for cost sharing. A possible solution could be to dedicate the land to the Village for a road and the Village could develop it at a future date and then assess costs when completed.

At this point, the Plan Commission felt the road extension still makes sense, but may need to be reviewed contingent on what is being developed on the sites.

This agenda item was for information only. No action was required.

- **Southeastern Wisconsin Regional Planning Commission – Regional Transportation System Plan for Southeastern Wisconsin**

SEWRPC has provided the Village with a certified copy of SEWPRC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*. It included a copy of Commission Resolution No. 2006-11 adopting this plan as a guide for the physical development of the Region.

SEWRPC is looking for an endorsement of the new design year 2035 regional transportation from the Village Board, on the recommendation of the Plan Commission, and that we integrate the recommendations of the plan into our local planning, regulatory, and other activities related to transportation.

It was determined that the Plan Commission carry over any action to the next meeting to allow members time to review the plan as presented, which can be accessed on the Commission website, www.sewrpc.org.

- **Dedication of Kirkorian Nature Preserve as a Sturtevant Park**

The Village Board approved a new park at the corner of Willow and Broadway, but never dedicated it as a park. The dedication needs to come as a recommendation from the PC.

Motion Gary Johnson, Second George Loumos to recommend the endorsement of Resolution 2007-30 for dedicating the “Kirkorian Nature Preserve” at the intersection of Willow Road and Broadway Drive as a public park and forward it to the Village Board for approval. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Fiber Optic Cable – Fiber optics is becoming more and more prevalent. We now have companies requesting to lay fiber optic cable in public right of way. These are private lines (for profit), so municipalities are not obligated to allow access across public domain. The question is how to handle the situation. Racine is currently exploring the adoption of ordinances based on Milwaukee ordinances. The Village is currently reviewing our options and will not issue permits until the proper time.

Strip Malls – It was questioned whether businesses that are going to operate out of buildings such as the multi-tenant building MSI built need to come back for two meetings for approval. The Village needs to look at this issue and possibly develop rules that would speed up the process. It was noted that the rules must be very specific to avoid any misunderstandings once they are put into practice.

Adjournment – Motion Gary Johnson, Second George Loumos to adjourn. All ayes. Motion carried. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission